

STATE OF VERMONT Division for Historic Preservation  VERMONT ARCHITECTURAL RESOURCE INVENTORY*  Individual Property Survey Form	SURVEY NUMBER: (Assigned by VDHP)
	Listed in State Register <input type="checkbox"/> Date:
	Determined Eligible for State Register <input type="checkbox"/> Date:
	PRESENT FORMAL NAME:
	ORIGINAL FORMAL NAME:
COUNTY: Lamoille	PRESENT USE: Residence
TOWN: Morrisville	ORIGINAL USE: Residence
ADDRESS: 573 Laporte Rd.	ARCHITECT/ENGINEER: N/A
COMMON NAME:	BUILDER/CONTRACTOR: N/A
PROPERTY TYPE: House	DATE BUILT: c. 1882
OWNER: ADDRESS: Jersey Heights Residences LLC 29 Birch St. South Burlington, VT 05403	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>	PHYSICAL CONDITION OF STRUCTURE: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	STYLE: Italianate
<b>GENERAL DESCRIPTION:</b> <b>Structural System:</b> 1. <u>Foundation</u> : Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> 2. <u>Wall Structure</u> a. Wood Frame: Post & Beam <input type="checkbox"/> Plank <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> Platform <input type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> c. Metal: Iron <input type="checkbox"/> Steel <input type="checkbox"/> d. Other: 3. <u>Wall Cladding</u> : Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Vinyl Siding <input checked="" type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Other: 4. <u>Roof Structure</u> Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other: 5. <u>Roof Covering</u> : Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Standing Seam <input type="checkbox"/> Other: 6. <u>Engineering Structure</u> : 7. Other: <b>Appendages</b> : Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Sheds <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input checked="" type="checkbox"/> Other: Attached Barn <b>Roof Styles</b> : Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other: Number of Stories: 2 Entrance Location: Front Number of Bays: 2x2 Approximate Dimensions: 15' x 35'	
Criteria for Eligibility: A: Historic <input type="checkbox"/> B: Person <input type="checkbox"/> C: Architectural <input checked="" type="checkbox"/> D: Archeological <input type="checkbox"/>	
Integrity: Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Setting <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Assoc. <input type="checkbox"/>	

\* Formerly known as the Historic Sites and Structures Survey

## Areas of Significance: Agriculture-Farmhouse

### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

The house sits slightly back from Laporte Road, with small grass lawns on either side and a driveway to the east. The building is a two-story, gable-end, Italianate farmhouse with a rubblestone foundation, vinyl siding, replacement one-over-one double-hung windows, and asphalt shingle roof. The front façade has a small single story covered porch on the west side with a turned post, enclosed in recent framing, leading to a historic paneled wood front door with multiple panes of stained and clear glass. The porch has vinyl siding and a shed roof with small wood brackets. The metal roof spreads across the front façade, dissecting the three-sided, two-story, bay on the east side of the façade. The bay has a single window on either angled side and a double set of windows on the front. The bay is capped by a shallow hipped roof, supported by small brackets and a crown molding fascia. The hipped roof ends just below the eave of the main roof. To the west of the bay, on the second story, is a single window directly over the front entry. The main roof has simple returns, leading to a deep frieze, simple soffit, and fascia with common crown molding.

The east side of the building has six aligned windows, three per floor. Behind the main block is a two-story wing that sits just proud of the main block. The east side of the wing has an inset screened porch on the first floor with an additional entry way. The second story has a single double-hung to the back and three-part picture window to the front. The wing has a gable roof with very simple flat-stock trim. Behind the wing is an attached two-story barn, sitting perpendicular to the residence, with a gable roof and wood clapboard siding. At the end of the driveway, facing north, abutting the rear wing is a sliding wood door on the first floor of the barn, with a small hay door above. The east gable-end of the barn has a large, paneled, half glazed, door centered on the second story, with two-over-two, historic double-hung windows on either side. The barn has a corrugated metal roof, supported by trim that matches the main block, and a concrete foundation.

The south side of the main block and wing, terminate on the north eave side of the barn. The south face of the barn has oriented-strand board siding, two wood doors and a mixture of four single windows. The west side of the main block has four aligned windows, two per floor, divided by a concrete block chimney. The west side of the wing sits in from the main block, with the lower level further inset under the cantilevered second story. The first floor has three double-hung windows, and the second story has two smaller double-hungs. The north side of the barn has a single historic double-hung and a large set of double wood doors. The west gable-end of the barn has a four-paneled wood door centered on the first floor, with two broken windows on either side. Mid-story, directly over the door is a small hay door, with a larger double hay door under the soffit of the roof, topped with an extending rail for a hay track.

The interior of the building retains its historic layout, with a stairway on the west side. Much of the interior has been altered by generations of modifications and finishes. The failing foundation has caused amplified undulations in the floor system.

### RELATED RESOURCES: (Describe)

Behind the farmhouse is a small one-half-story building built after the main house, as it is not in the 1889 birdseye depiction. The building has wood clapboard siding and a corrugated metal roof. The main entrance is on the northern side of the front façade, covered by a plywood portico. A single replacement window sits under the eave of the roof. A large single-

story, gable-end ell spreads to the south, which is likely original to the structure. The front face of the ell has a replacement window and another entrance towards the south. The trim and fascia details are simple flat stock. The southern gable-end of the ell has a single double replacement window. The east side has two single replacement windows. The east of the main block has a single window towards the south and a small gabled wing with no windows. A single replacement window rests under the eastern eave. The northern side has two replacement windows.

The building's location and style point to an agricultural past but several alterations, additions, and deterioration have shrouded its original purpose. The interior of the building was recently used as a residence.

The building at 573 Laporte Rd. is a farmhouse in the Jersey Heights section of Morristown. The size of the house and barn signal a substantial farm, working dozens of acres around the farmhouse. In an 1889 birdseye view depiction of Morrisville, we see the farm standing on the edge of the developed village. Today, only small lawns flank the house, with more recently built residences to the east and south. A gas station is to the immediate west, followed by a sizeable multi-family development. Several commercial buildings are north of the building, including a brewery. While the house has remained in the exact location, the agricultural setting of the farmhouse is no longer interpretable.

The building has retained its overall scale and initial design. Based on trim details, we can assume that the barn and main block were built concurrently, and the rear connecting wing was constructed later. Connecting wings were a common development seen with residential structures of this time and style. Aside from the dimensions and design, many historical materials are covered or removed; this includes the original siding, which would have been a characteristic detail of this era in construction. If the original siding is still on the building, it is covered with asphalt shingles and vinyl clapboard. All the historic windows on the residence have been replaced by one-over-one vinyl. The small brackets on the front façade supporting the bay and porch roofs remain—the only indication of Italianate ornamentation. The “Chinese Chippendale” railing around the front porch mentioned in the 1982 Survey (0807-45) has been removed, along with the scroll sawn screen that is also mentioned. The corner pilasters listed in the earlier survey are covered, leaving the soffit returns unsupported. For these reasons, the building has lost its material and workmanship integrity.

Built on the periphery of Morrisville, a large fashionable Italianate farmhouse on prime agricultural land would have held a prominent position within Morristown. Today, the farmhouse is amid a mixed-use district between the downtown and Rt. 100. The farmland is gone, and the size and scale of the building seem ordinary among new housing developments. The feeling of a prominent and fashionable farmhouse is gone.

The railroad coming to Morristown in 1872 brought modern architectural styles, materials, and wealth to the small village. The Italianate style, the scale of the residence, the growing market for dairy and agricultural products, and the further development around Morrisville served as representations of this significant event. As previously mentioned, the decreasing ornamentation, the loss of the open farmland, and the now inconspicuous scale of the building cloud the impact of the railroad and all that came with its arrival.

Due to the mixed development around this farmhouse and the loss or concealing of characteristic features, this building has lost its historic integrity and is therefore not eligible for the State or National Register of Historic Places. This opinion concurs with the 1987 opinion to not list the building on the State Register.

As for the question of a historic district, 573 Laporte is noticeably separated from a group of older houses to the east, further down Laporte Road towards Morrisville. In the 1889 birdseye depiction of the village, we see this farmhouse standing alone, with two large agricultural compounds closer to Randolph St. These houses are 406 Laporte, a large two-story house with a Mansard roof, and 435 Laporte, a one and a half-story Greek Revival building with a wraparound porch. A house is visible across the road from 435 Laporte in the depiction, which was recently demolished. The houses built after the depiction include three Queen Anne style farmhouses, a craftsman cottage, and a few mid-century ranches. Multiple recent housing developments have been built behind the older buildings along Laporte Road, further clouding the area's agricultural past. There is no cohesive or consistent theme to the neighborhood, but a mixture of housing and commercial buildings built over the course of a century.

REFERENCE CITATIONS:

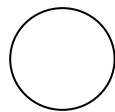
Panoramic Map of Morrisville, VT, Lamoille Country. Drawn and published by George E. Norris, 1889.

VDHP Historic Sites & Structures Survey: Survey Number 0807-45: Page 252 of 744.

[http://accdservices.vermont.gov/ORCDocs/Morristown\\_HistoricSurvey\\_SurveyForm\\_00000007.pdf](http://accdservices.vermont.gov/ORCDocs/Morristown_HistoricSurvey_SurveyForm_00000007.pdf)

MAP: (Indicate North in Circle)

See attached ☒



SURROUNDING ENVIRONMENT:

Open ☒ Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☒

Densely Built Up ☐

Residential ☒ Commercial ☒

Agricultural ☐ Industrial ☒

Roadside Strip Development ☐

Other:

RECORDED BY: Alex Tolstoi

ORGANIZATION: Vermont Property Preservation Consultants

DATE RECORDED: 5/6/2022



*Figure 1 Front facade of building. Looking south-west.*



*Figure 2 Detail of front bay. Looking south.*

\* Formerly known as the Historic Sites and Structures Survey



*Figure 3 Front Entrance. Looking south-west.*



*Figure 4 Historic front door.*





*Figure 5 West side, looking south-east.*



*Figure 6 West side of barn. Looking east.*



*Figure 7 Rear of barn. Looking north-east.*



*Figure 8 East side of barn. Looking north-west.*





*Figure 9 East side of main block. Looking north-west.*



*Figure 10 East side of wing. Looking west.*



*Figure 11 Related structure in rear of house. Front facade, looking east.*



*Figure 12 Rear or related structure, looking north-west.*







*Figure 13 Area around building, gas station is to the left. Looking south.*





Google Earth historic imagery, VCGI 1995 aerial

\* Formerly known as the Historic Sites and Structures Survey





Panoramic Map of Morrisville, VT, Lamoille County. Drawn and published by George E. Norris, 1889.

